

But if default shall be made in the payment of said note at the maturity thereof or if default shall be made in the payment of any one installment of interest thereon when the same shall become due and payable or if default shall be made in any of the covenants hereinafter contained then it is hereby agreed that it shall then be lawful for the said John E. Deiter his executors, administrators or assigns to sell the said mortgaged premises at the Court House door in Frederick City, Frederick County, Md., at Public Auction for cash, First, giving notice by advertisements inserted in some newspaper published in Frederick County, setting forth, the time, place, manner and terms of sale once a week for three successive weeks prior to the day of sale and the proceeds of sale shall be applied as follows. First, to the payment of all costs, charges and expenses of sale including reasonable counsel fees and such commission to the person making such sale as are usually allowed Trustees for making sales of real estate in Equity. Secondly, to the payment in full of said note and all the interest due thereon up to the time of payment, and lastly, the surplus if any shall be paid to the said Wm. H. Deiter and Cora H. Deiter his wife, or their assigns. And the said Wm. H. & Cora H. Deiter do hereby covenant that they will cause the buildings on said property to be insured against loss by fire in some safe and reliable insurance Company in a sum of not less than Six hundred dollars, that during the continuance of this mortgage they will keep the same insured pay the premiums thereon and will assign the policy of insurance over to the said John E. Deiter or cause the same to be entered to his use or the use of his assigns as additional security.

WITNESS OUR HANDS AND SEALS.

TEST.

*John E. Deiter*

*Wm. H. Deiter*

SEAL

*Cora H. Deiter*

SEAL

STATE OF MARYLAND, FREDERICK COUNTY, ss-WIT:-

I hereby certify that on this 10th day of August, in the year Nineteen hundred and eight, before me the subscriber a Justice of the Peace of the State of Maryland, in and for Frederick County, personally appeared William H. Deiter and Cora H. Deiter his wife, the above named mortgagors and did each acknowledge the above and foregoing deed of mortgage to be their respective act and deed, and also at the same time before me the subscriber